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20 *Attorneys for Plaintiff Deutsche
21 Bank National Trust Company, as
22 Trustee for Washington Mutual
23 Mortgage Pass-Through Certificates
24 Series 2004-AR10*

25 **UNITED STATES DISTRICT COURT**
26 **DISTRICT OF NEVADA**

27 DEUTSCHE BANK NATIONAL TRUST
28 COMPANY, AS TRUSTEE FOR
17 WASHINGTON MUTUAL MORTGAGE
18 PASS-THROUGH
19 CERTIFICATES SERIES 2004-AR10

20 Plaintiff,
21 vs.
22 PREMIER ONE HOLDINGS INC., a
23 Nevada corporation; ANTHEM
24 COUNTRY CLUB COMMUNITY
25 ASSOCIATION, INC., a Nevada non-
profit corporation; MIMI VENTURES,
LLC, a Nevada limited liability company;
and ERIC CHEN, an individual

26 Defendants.
27
28 **STIPULATION AND ORDER TO
DISMISS WITH PREJUDICE**

1 Pursuant to LR IA 6-1 and LR 26-4, Plaintiff Deutsche Bank National Trust
2 Company, as Trustee for Washington Mutual Mortgage Pass-Through Certificates
3 Series 2004-AR10 (“Trustee”), Defendants Premier One Holdings, Inc. (“Premier
4 One”), Anthem Country Club Community Association, Inc. (“Anthem”), Mimi
5 Ventures, LLC (“Mimi Ventures”) and Eric Chen (“Mr. Chen”) (together the “Parties”)
6 by and through their respective undersigned counsel of record, hereby stipulate to
7 and agree, as follows:

8 1. This action concerns title to real property commonly known as 10 Colleton
9 River Drive in Henderson, Nevada, (“Property”) following a homeowner’s association
10 foreclosure sale conducted on December 28, 2012, with respect to the Property.

11 2. As it relates to the Parties, a dispute arose regarding that certain Deed
12 of Trust recorded against the Property in the Official Records of Clark County,
13 Nevada as Instrument Number 20040521-001357 (and re-recorded on August 6, 2009
14 as Instrument No. 20090806-0000912) (“Deed of Trust”), and in particular, whether
15 the Deed of Trust continues to encumber the Property.

16 3. With respect to this dispute, the Parties have entered into a confidential
17 settlement agreement pursuant to which Trustee shall record a full reconveyance of
18 the Deed of Trust in the Official Records of Clark County, Nevada, constituting a full
19 release and discharge of the Deed of Trust.

20 4. The Parties stipulate and agree that a copy of this Stipulation and
21 Order may be recorded with the Clark County Recorder.

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1 5. Trustee, Premier One, Anthem, Mimi Ventures, and Mr. Chen have
2 resolved all of their claims and disputes, and stipulate and agree to the dismissal of
3 all claims among them with prejudice, with each party to bear its own costs and fees.

4
5 DATED this ____ day of July, 2018.
6

7 BALLARD SPAHR LLP

8 By: /s/ Maren Parry
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15 *Attorney for Defendant Anthem Country
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18 *Attorneys for Defendants, Premier One
Holdings, Inc., Mimi Ventures, LLC, and
Eric Chen*

19 IT IS SO ORDERED.
20

21 
22 _____
23 UNITED STATES DISTRICT JUDGE

24 DATED: August 3, 2018
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CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing
STIPULATION AND ORDER TO DISMISS WITH PREJUDICE was served this
____ day of July, 2018 upon each of the parties via electronic service through the
United States District Court for the District of Nevada's CM/ECF filing system.

/s/ Charlene Bowman
An employee of Ballard Spahr LLP

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